

# **Index File**

## **Application No. ZT-105-06**

### **York County Board of Supervisors**

**Application No. ZT-105-06** is a request consider amendments to: Section 24.1-104, Definitions; Section 24.1-306, Table of Land Uses; Article 4, Division 10 - Performance Standards for Business and Professional Uses; and, Section 24.1-606, Minimum Off-Street Parking and Loading Requirements of the York County Zoning Ordinance (Chapter 24.1, York County Code) to: define the term “payday loan establishments”; establish a special use permit requirement for tattoo parlors, pawn shops and payday loan establishments; establish performance standards prohibiting the location of such establishments within 2,640 feet of places of worship, public, parochial or private schools, public libraries, or public parks/athletic fields; and, establish distinct off-street parking requirements for such uses.

The staff is recommending approval.

#### **Attachments:**

1. Staff report
2. Continental Research survey results
3. Map 1 – Eligible Areas
4. Proposed Resolution No. PC06-20

# COUNTY OF YORK

## MEMORANDUM

**DATE:** August 1, 2006 (PC Mtg. 8/9/06)

**TO:** York County Planning Commission

**FROM:** J. Mark Carter, Assistant County Administrator

**SUBJECT:** Application No. ZT-105-06, York County Board of Supervisors: Proposed Zoning Ordinance Text Amendments - Pawn Shops/Tattoo Parlors/Payday Loan Establishments

### Issue

This application, which is sponsored by the Board of Supervisors, proposes amendments to Chapter 24.1, Zoning, of the York County Code to:

- define the term “payday loan establishment”;
- establish a Special Use Permit requirement for tattoo parlors, pawn shops and payday loan establishments;
- establish performance standards prohibiting the location of such establishments within 2,640 feet (1/2 mile) of places of worship, public, parochial or private schools, public libraries, or public parks/athletic fields; and
- establish distinct off-street parking requirements for such uses.

### Background

1. This application was sponsored by the Board of Supervisors subsequent to discussions that took place during the Board’s February 2006 Annual Retreat about the condition, character and appearance of the County’s commercial corridors. The subject land uses – tattoo parlors, pawn shops and payday loan establishments – were identified as being potentially incompatible with the Board’s objectives for enhancement of commercial corridors and the County in general. As a follow-up to the February discussions, the Board commissioned a public opinion survey by Continental Research Associates (the County’s on-call public opinion survey consultant) to solicit additional input concerning these land uses. Copies of the Methodology, Margin of Error and Highlights sections of the consultant’s report are attached.

Based on the survey results, public opinion on these types of establishments can be summarized as follows:

- A majority favors a Special Use Permit requirement for each of the three types of establishments.

- A majority believes that payday loan establishments are substantially different from banks and should be defined and categorized separately.
  - Slightly over 50% of the respondents believe that tattoo parlors should not be allowed in GB-General Business districts or in visible locations along major commercial corridors. Similar responses for pawn shops and payday loan establishments were in the 42-49% range.
  - A majority (ranging from 66% to 77%) believes that none of the three types of establishments should be located within ½ mile of schools, churches, libraries, parks or athletic fields.
  - Only about one-third of the respondents believe they are so problematic that the County should seek special legislation to obtain the authority to completely prohibit them.
2. Currently, tattoo parlors and pawn shops are permitted only by Special Use Permit in the GB-General Business zoning district. The proposed amendments would eliminate the opportunities for tattoo parlors in GB Districts and, instead, provide that they could be located in an IL-Limited Industrial district. Pawn shops would continue to be allowed by Special Use Permit in the GB district.

Payday Loan establishments are not currently identified as a separate and distinct land use and, without that distinction, have been categorized under the “banks / financial institutions” listing. Banks / financial Institutions are permitted as a matter-of-right in the NB, LB, GB and EO districts. Under the proposed amendment, Payday Loan establishments would be separately defined (tracking the definition in Section 6.1-444 of the Code of Virginia) and would become a use permitted only by Special Use Permit and only in the GB district.

3. The proposed regulations contain a performance standard that would prevent the location of any of the subject uses within ½-mile (2,640 feet) of a property occupied by: a place of worship; a public, parochial or private school (K-12); a public library; or a public park or athletic field. A map depicting the areas of the County that would be eligible for consideration is attached (Map 1). Under this proposal, eligible GB areas would include the Richmond Road commercial area at the Lightfoot Road intersection, the Route 60/Route 143 commercial areas south of Route 199, an area near the Commonwealth Drive/Village Avenue intersection and an area along Route 17 south of Route 171. Eligible IL areas would include the Penniman Road area east of I-64, the Route 60 corridor south of Route 199, and the IL area south of the Kiln Creek commercial area. The eligible IG area would be on the Goodwin Neck Road corridor.

The proposed performance standards also include a provision that would prohibit the principal building façade and any wall or freestanding signage associated with a tattoo parlor from being visible from any Primary System roadway.

4. Amendments to Section 24.1-606 are proposed to establish specific off-street parking standards for tattoo parlors and payday loan establishments (1 space/200 square feet and 1 space/350 square feet, respectively). Pawn shops would be subject to the parking standards applicable to all Business/Professional Service uses (1 space/350 square feet).

### Considerations

1. The basic premise of the Board's proposed amendment package is that tattoo parlors, pawn shops and payday loan establishments are "destination" uses as opposed to "impulse" uses and, as such, do not require the visibility that might be associated with location on a major commercial corridor. Furthermore, the proposal is based on the premise that when such uses are visible from and proximate to certain types of land uses (schools, libraries, parks, places of worship) those land uses, and the areas within which they are located, can be adversely impacted. Hence, the proposed performance standard establishing the ½-mile separation requirement.
2. It is important to note that the proposed amendments would not prohibit the subject land uses in the County. While Section 15.2-2280 of the Code of Virginia expressly authorizes total prohibition of specific land use, the County Attorney has advised that any move to do so should be grounded on specific findings as to problematic land use characteristics (for example: excessive traffic generation, excessive noise, odor or glare, etc.). Experience with the two existing tattoo parlors, one pawn shop and several payday loan establishments indicates that traffic generation is relatively low and that the operations are relatively inconspicuous, both of which suggest that an outright prohibition could be difficult to sustain if challenged.
3. Section 15.2-2283, Purpose of zoning ordinances, Code of Virginia provides authority for the adoption of regulations to, among various other purposes, "facilitate the creation of a convenient, attractive and harmonious community" and to "encourage economic development activities that provide desirable employment and enlarge the tax base." Local governing bodies have the legislative prerogative to consider various factors and to choose among various regulatory techniques to accomplish these and other purposes. In this amendment proposal, the Board is recognizing and considering the potentially negative impact that the subject land uses could have on the character of certain areas of the County.
4. Applications concerning tattoo parlors and pawn shops, historically, have been cause for concern by nearby property owners and citizens. The public opinion survey indicates the prevailing sentiment to pay careful attention to the location of such uses, including payday loan establishments, and to avoid locations that are near significant public or semi-public facilities, particularly those that are likely to be visited by children. The proposed amendments would basically memorialize the locational and community character considerations that have been discussed and taken into account in connection with past proposals. In addition, they recognize the desirability of the site-by-site, case-by-case review procedures that would be provided through the Special Use Permit process. While the separation distance recommended in the

proposed amendments is ½-mile, alternate distance criteria could be considered.

#### Recommendation

Staff recommends that the Planning Commission forward the proposed amendments to the Board of Supervisors with a recommendation for approval. Although there are no significant traffic or noise impacts associated with the subject uses, there is a potential for adverse impact on the character of the area in which located, on the perception of the County's commercial areas and surrounding properties by its citizens and visitors and, commensurately, on the value of those properties. Accordingly, the proposed regulations support the protection of property values and the creation of a stable and harmonious community as envisioned by the Code of Virginia and the York County Comprehensive Plan.

Carter/3337

#### Attachments:

- Continental Research survey results
- Map 1 – Eligible Areas
- Proposed Resolution No. PC06-20

## METHODOLOGY

This telephone survey was conducted by Continental Research Associates, Inc., a Hampton Roads marketing research firm. The study was commissioned by the County of York to address issues relative to tattoo parlors, pawn shops, and pay-day loan/check-cashing establishments. A total of 316 interviews were completed with residents living in both Upper and Lower York County.

The survey instrument was drafted by the client. After consultation with representatives from Continental Research, the questionnaire was finalized for pre-testing. The survey topics addressing pawn shops and tattoo parlors were: 1) whether each should continue to require a Special Use Permit, 2) whether pawn shops should simply be allowed wherever retail stores can locate, 3) whether these types of businesses even belong in areas zoned for General Business, 4) whether they should not be allowed where they would be visible from major roads, 5) whether they should not be allowed within ½ mile of schools, churches, libraries, parks or athletic fields, and 6) whether York County should ask the State to pass a law so tattoo parlors and/or pawn shops could be prohibited from locating in York County.

For pay-day loan/check-cashing establishments, the questionnaire included: 1) whether they should be allowed anywhere a bank can locate, 2) whether they should be categorized separately for zoning purposes, 3) whether they should require a Special Use Permit, 4) whether they even belong in areas zoned for General Business, 4) whether they should not be allowed in locations visible from major roads, 5) whether they should not be allowed within ½ mile of schools, churches, libraries, parks or athletic fields, and 6) whether York County should ask the State to pass a law so they could be prohibited from locating in York County.

Several demographic questions were also included so the results could be analyzed by sub-groups (see Appendices). Due to the complexity of the topic and the discussion involved, the final survey took an average of 14 minutes to administer (see Appendix for questionnaire). Generally speaking, most residents contacted were eager to participate.

The survey was pre-tested by senior staff members on a sub-sample of 32 York County residents. Pre-testing helps isolate any wording difficulties (or question sequence problems), and identifies design or format changes that could improve the flow of the interview. Only minor changes were suggested by the pre-test.

## METHODOLOGY (continued)

The sample frame list was generated by Continental Research. By design, 80% of the addresses selected were in Lower York County, and the remainder were in Upper York County. The households were randomly selected by street address, using an in-house copyrighted computer program. This software program employs a technique that adds two random digits to residents' phone numbers so the list will include both new and unlisted phone numbers. The sample frame list was then screened to eliminate businesses and non-working phone numbers.

The data collection phase is extremely important to the research process. Only professional, staff interviewers conducted the interviews. Each had extensive training and years of experience, several having worked on previous York County studies. The interviewers attended a detailed, initial briefing session with the Senior Project Manager. Important instructions on using the questionnaire were presented, and current issues relating to York County were discussed. Role-playing exercises were used to become familiar with the survey. Before conducting "live" interviews, this provided an opportunity to discuss techniques for administering the interviews, practice various types of probes, and learn the proper pace for reading the pre-formatted, computerized survey verbatim.

The telephone contacts originated from the Continental Research telephone facility in Norfolk. The data collection spanned the period from May 1<sup>st</sup> through May 21<sup>st</sup> of 2006. The telephone calls were made between 5:15 and 9:15 p.m. on Monday through Thursday and from 4 to 9 p.m. on Sunday (to ensure the inclusion of both working and non-working adults), except when a respondent requested to be called at a specific time.

Each survey participant was a head of household over the age of 18, and only one adult per household was invited to respond. To eliminate the bias caused by female-headed households and females answering the phone more frequently, a statistical technique was used to pre-select the gender of the person in the household who would be asked to participate.

To maximize survey accuracy and to achieve a representative sample of residents, the interviewers attempted to reach each person selected for inclusion in the study up to six times on different days before a substitute phone number was chosen.

<b>METHODOLOGY (continued)</b>
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The survey responses were directly entered into the computer system using Computer-Assisted Telephone Interviewing (CATI) technology. This process allows for the rotation of survey items within any grid-style questions and eliminates sequence bias. The supervisor, who was present at all times, electronically monitored the computer entries on the network while listening to both sides of the conversation. Over 38% of all calls were fully monitored, and an additional 25% were partially monitored. This is far in excess of the 5-10% industry standard for validation.

At the end of each night's shift, a de-briefing session was held to discuss the survey's progress. These de-briefings provide anecdotal information that is useful when interpreting the tabulated findings. They also identify any current events which may be impacting the survey results, warranting a delay of a few days. No such events occurred during the survey period.

Using a statistical software package known as SPSS (the Statistical Package for the Social Sciences), a detailed computer program was written to tabulate and analyze the results. The findings are displayed on the following pages. The Appendix chapters break out the survey responses by various sub-groups. Please address any questions to Jeannine Perry at 757-489-4887.



MARGIN OF ERROR
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Because random selection was used to create the sample of York County households for this study, the results represent the community well. The term "Margin of Error" refers to the difference between the survey's results and what one would get if a complete census of York County households was conducted. With a sample of 316 randomly-selected households, any percentages in this report that are near 50% will have a maximum Margin of Error of  $\pm 5.51$  percentage points. For percentages above or below 50%, the Margin of Error is smaller (which is better). The table below shows the Margin of Error for various percentages in this report. (Notice that the Margin of Error is the same for 90% and 10%, 55% and 45%, etc.)

If the reported percentage =	The Margin of Error is =
99%	$\pm 1.10\%$
95%	$\pm 2.40\%$
90%	$\pm 3.31\%$
85%	$\pm 3.94\%$
80%	$\pm 4.41\%$
75%	$\pm 4.77\%$
70%	$\pm 5.05\%$
65%	$\pm 5.26\%$
60%	$\pm 5.40\%$
55%	$\pm 5.49\%$
----- 50% - Highest Margin of Error - -----	$\pm 5.51\%$
45%	$\pm 5.49\%$
40%	$\pm 5.40\%$
35%	$\pm 5.26\%$
30%	$\pm 5.05\%$
25%	$\pm 4.77\%$
20%	$\pm 4.41\%$
15%	$\pm 3.94\%$
10%	$\pm 3.31\%$
5%	$\pm 2.40\%$
1%	$\pm 1.10\%$

As an aside, the Lower York County sample is large enough to be considered separately. With a sample size of 256 randomly-selected households, any percentage in that column that is near 50% would be accurate within  $\pm 6.1$  percentage points. Percentages above or below 50% have a Margin of Error that is smaller, which is better.

## HIGHLIGHTS

This survey of York County residents was conducted by Continental Research Associates, Inc., a Hampton Roads marketing research firm. The telephone contacts were made during May of 2006, and a total of 316 surveys were completed with randomly-selected households. The purpose of the study was to learn how York County residents feel about issues relative to tattoo parlors, pawn shops, and pay-day loan/check-cashing establishments.

### Profile of Respondents

This study represents a broad cross-section of residents who live in both Upper and Lower York County. Their average age was 50, and about 7% of them were active duty military. About 55% of the respondents were female and 83% were Caucasian. They represented all areas of the county:

23693	37.0%
23692	30.7%
23185	12.0%
23188	7.0%
23696	6.6%
23690	3.5%
Other Zip Codes	<u>3.2%</u>
	100.0%
	(n=316)

About 14% of those surveyed were renters, and about 14% said they were not registered to vote.

Many newer residents participated, along with long-time York County residents.

Lived in YC 1 - 5 yrs.	27.8%
Lived in YC 6 - 10 yrs.	16.5%
Lived in YC 11 - 15 yrs.	13.9%
Lived in YC 16 - 25 yrs.	17.4%
Lived in YC 26 - 50 yrs.	19.3%
Lived in YC over 50 yrs.	<u>5.1%</u>
	100.0%
	(n=316)

### HIGHLIGHTS (continued)

This survey discussed rather complicated zoning issues specific to pawn shops, tattoo parlors, and pay-day loan/check-cashing businesses. Similar questions were asked about each business. A simple Agree-Disagree format was chosen by the County, however residents who had no opinion about a given topic were asked to simply indicate "No Opinion." Below are the results for the pawn shop questions. Only the percentages of residents who agreed with each statement are shown. As you can see, few residents want pawn shops to be treated like "regular" retail stores.

**Do you agree or disagree with the following statement about Pawn Shops?**

	<b>Percent Who Agree</b>		
	<u>Upper York County</u>	<u>Lower York County</u>	<u>Total</u>
"The current arrangement where Pawn Shops have to get a Special Use Permit before they open in areas zoned for General Business is fine with me."	78.3%	83.2%	82.3%
"Pawn shops are like other stores that sell previously used items or consignment goods, so they should not have to obtain a Special Use Permit. Pawn shops should be allowed anywhere retail stores are allowed."	23.3%	23.0%	23.1%
"Pawn shops present a negative image and do not belong in areas zoned for General Business at all."	53.3%	48.4%	49.4%
"Pawn shops should not be allowed in locations where they are visible from major roads like Route 17, Route 171, or Bypass Road."	50.0%	44.5%	45.6%
"Pawn shops should not be allowed within ½ mile of schools, churches, libraries, parks or athletic fields."	73.3%	77.7%	76.9%
"York County should ask the State to pass a law so Pawn Shops could be prohibited from locating in York County."	30.0%	33.6%	32.9%
	(n=60)	(n=256)	(n=316)

<b>HIGHLIGHTS (continued)</b>
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As might be expected, some statements seem to contradict one another. The number of options available to the County prevented this from being a "multiple choice" survey. Because gauging public sentiment was seen as more important than coming up with a single solution, each question should be viewed as independent from the others. Sometimes differences between Upper County and Lower County can be seen. It may be useful to consider the Appendix cross-tabulations, also. The results for the tattoo parlor items are below, indicating that residents do want tattoo parlors to be restricted.

**Do you agree or disagree with the following statement about tattoo parlors?**

	<b>Percent Who Agree</b>		
	<u>Upper York County</u>	<u>Lower York County</u>	<u>Total</u>
"The current arrangement where Tattoo Parlors have to get a Special Use Permit before they open in areas zoned for General Business is fine with me."	86.7%	87.1%	87.0%
"Tattoo Parlors present a negative image and do not belong in areas zoned for General Business at all."	58.3%	56.6%	57.0%
"Tattoo Parlors should not be allowed in locations where they are visible from major roads like Route 17, Route 171, or Bypass Road."	55.0%	50.4%	51.3%
"Tattoo Parlors should not be allowed within ½ mile of schools, churches, libraries, parks or athletic fields."	78.3%	77.7%	77.8%
"York County should ask the State to pass a law so Tattoo Parlors could be prohibited from locating in York County."	38.3%	34.8%	35.4%
	(n=60)	(n=256)	(n=316)

As can be seen on the next page, there is strong support for requiring pay-day loan/check-cashing businesses to have a Special Use Permit. In fact, 44.3% think they present a negative image and

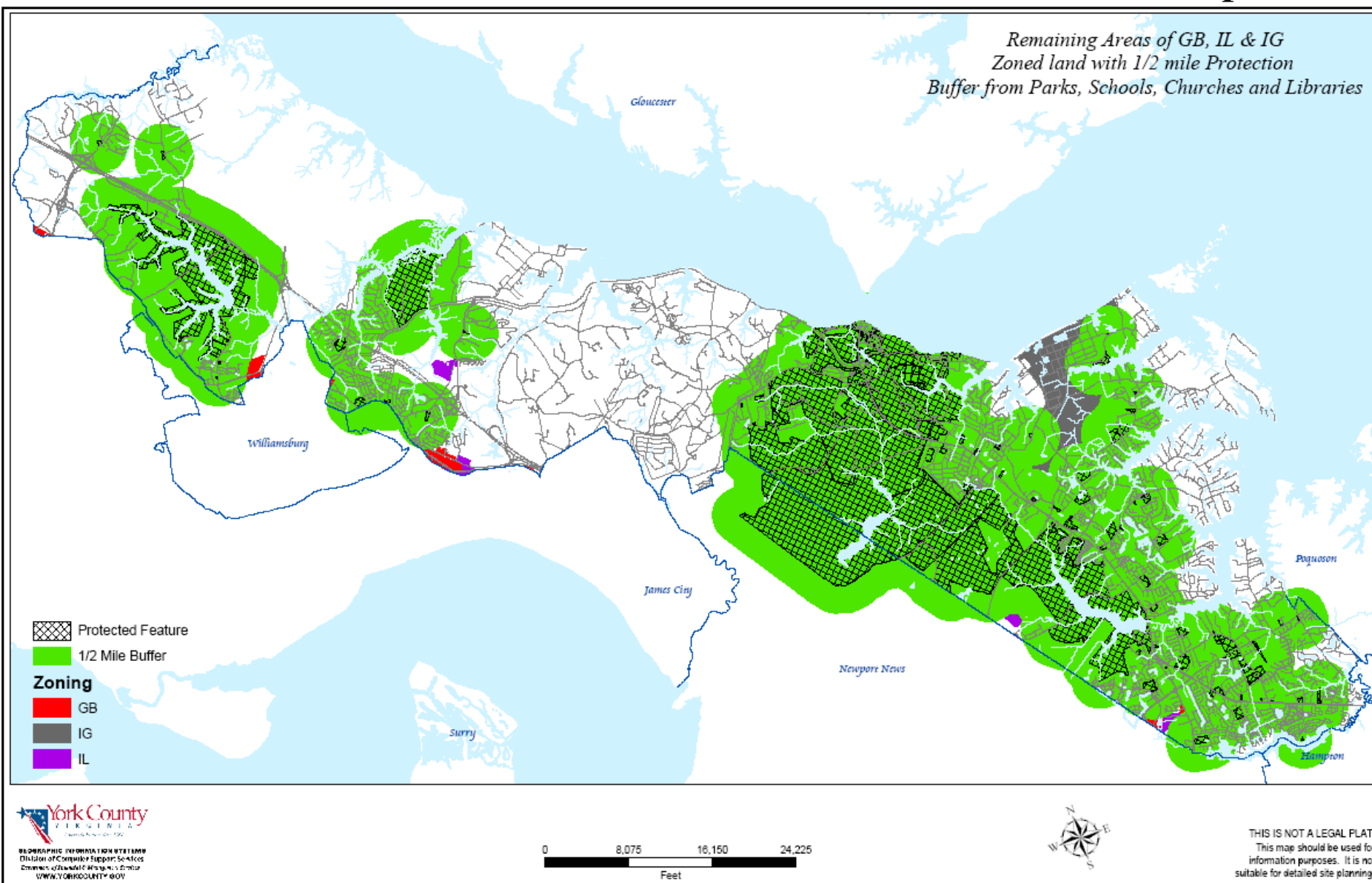
<b>HIGHLIGHTS (continued)</b>
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do not belong in areas zoned for General Business at all. Over one-third would like to prohibit them entirely.

**Do you agree or disagree with the following statement about pay-day loan/check-cashing businesses?**

	<b>Percent Who Agree</b>		
	<u>Upper York County</u>	<u>Lower York County</u>	<u>Total</u>
“Keep things as they are. Pay-day loan and check-cashing businesses should be allowed anywhere a bank can locate.”	56.7%	44.9%	47.2%
“Pay-day loan and check-cashing businesses are not the same as a bank, so they should be categorized separately for zoning purposes.”	71.7%	80.1%	78.5%
“Pay-day loan and check-cashing businesses should be required to obtain a Special Use Permit so the Board of Supervisors will evaluate each proposed site and allow for citizens to comment at a public hearing.”	81.7%	83.2%	82.9%
“Pay-day loan and check-cashing businesses present a negative image and do not belong in areas zoned for General Business at all.”	38.3%	45.7%	44.3%
“Pay-day loan and check-cashing businesses should not be allowed in locations where they are visible from major roads like Route 17, Route 171, or Bypass Road.”	35.0%	43.4%	41.8%
“Pay-day loan and check-cashing businesses should not be allowed within ½ mile of schools, churches, libraries, parks or athletic fields.”	63.3%	67.2%	66.5%
“York County should ask the State to pass a law so pay-day loan and check-cashing businesses could be prohibited from locating in York County.”	23.3%	38.7%	35.8%
	(n=60)	(n=256)	(n=316)

# Map 1



PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2006:

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Present

Vote

Alfred E. Ptasznik, Jr., Chair  
Nicholas F. Barba, Vice Chair  
Christopher A. Abel  
Alexander T. Hamilton  
John W. Staton  
Anne C. H. Conner  
John R. Davis

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On motion of \_\_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZT-105-06 TO AMEND SECTION 24.1-104, DEFINITIONS, SECTION 24.1-306, TABLE OF LAND USES, ARTICLE 4, DIVISION 10 – PERFORMANCE STANDARDS FOR BUSINESS AND PROFESSIONAL USES, AND SECTION 24.1-606, MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS OF CHAPTER 24.1, ZONING (YORK COUNTY CODE) TO: DEFINE PAYDAY LOAN ESTABLISHMENTS; ESTABLISH A SPECIAL USE PERMIT REQUIREMENT FOR TATTOO PARLORS, PAWN SHOPS AND PAYDAY LOAN ESTABLISHMENTS; AND, TO ESTABLISH PERFORMANCE STANDARDS RELATED TO THE LOCATION OF SUCH ESTABLISHMENTS

WHEREAS, the York County Board of Supervisors has sponsored this application to give consideration to amendments to Chapter 24.1, Zoning, of the York County Code to include revised definitions and regulations pertaining to tattoo parlors, pawn shops and payday loan establishments; and

WHEREAS, the Board has determined that consideration of such amendments would be consistent with good zoning practice and with the results of a community-wide public opinion survey; and

WHEREAS, said application has been referred to the Planning Commission for review, public hearing and recommendation in accordance with applicable procedures; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing and has carefully considered the comments and recommendations received from staff and the public; and

WHEREAS, the Commission has determined that approval of the proposed amendments would be consistent with policies promoting protection and enhancement of the character and appearance of the County's commercial corridors and areas;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission, this the \_\_\_\_ day of \_\_\_\_, 2006, that it does hereby recommend approval of Application No. ZT-105-06 to amend Sections 24.1-104 and 306, to add a new Section 24.1-470.1, and to amend Section 24.1-606(k) of the Zoning Ordinance to read as set forth below;

#### Sec. 24.1-104. Definitions.

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*Payday loan establishment.* A place of business engaged in offering small, short-maturity loans on the security of (i) a check, (ii) any form of assignment of an interest in the account of an individual or individuals at a depository institution, or (iii) any form of assignment of income payable to an individual or individuals, other than loans based on income tax refunds. For the purposes of this chapter, such establishments shall not be construed to be "banks" or "financial institutions."

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#### Sec. 24.1-306. Table of land uses.

USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 11 – BUSINESS / PROFESSIONAL SERVICE												
1. Broadcasting Studio								P	P		P	P	P
2. Barber/Beauty Shop							P	P	P		P		P
3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, Etc.)							P	P	P		P	P	P
4. Funeral Home (may include cremation services)								S	P		P		
4a. Cremation Services (human or pets)									S			S	S
5. a) Photographic Studio							S	P	P		P	P	P
b) Film Processing Lab								S	P		P	P	P
6. Household Items Repair									P		P	P	P
7. <del>Personal Services (Fortune Teller, Tattoo, Pawn Shop, Etc.)</del>									S				
<u>7.1 Tattoo Parlor</u>												<u>S</u>	
<u>7.2 Pawn Shop</u>									<u>S</u>				
8. a) Banks, Financial Institutions							P	P	P		P		
b) Freestanding Automatic Teller Machines							P	P	P	S	P		
<u>8.1 Payday Loan Establishments</u>									<u>S</u>				



9. Offices					S	P	P	P		P	P	P
10. Hotel & Motel							S	P	S	P		
11. Timeshare Resort					S			S	S	S		
12. Restaurant/Sit Down							P	P		P		
13. Restaurant/Brew-Pub								P		P		
14. Restaurant/Fast Food							S	P		S		
15. Restaurant/Drive In							S	P		S		
16. Restaurant - Carryout/Delivery only						S	P	P		S		
17. Catering Kitchen/Services						S	P	P		S		
18. Nightclub							S	S		S		
19. Commercial Reception Hall or Conference Center						S	S	P	S	P		
20. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)								P	P		P	P
21. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment								P		P	P	P
22. Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users							P	P		P	P	P
23. Professional Pharmacy						P	P	P		P		

(Ord. No. 05-34(R), 12/20/05)

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add a new Section 24.1-470.1, as follows:

**Sec. 24.1-470.1. Standards for tattoo parlors, pawn shops and payday loan establishments.**

- (a) Tattoo parlors, pawn shops or payday loan establishments shall not be located on property that is within ½ mile (2,640 feet) of property occupied by: a place of worship; a public, parochial or private school (K thru 12); a public library; or, a public park or athletic field or facility.
- (b) No tattoo parlor shall be located such that its principal façade or any wall or freestanding signage associated with the establishment is visible from any Primary System road in the County.

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**Sec. 24.1-606. Minimum off-street parking and loading requirements.**

- (k) Category 11 – *Business / Professional Service*

USE	OFF-STREET PARKING SPACES	OFF-STREET LOADING SPACES
(1) Funeral home or mortuary	One (1) space per four (4) seats or seating spaces in the main chapel or parlor;	None
(2) Financial institution with drive-in windows	One (1) space per 350 square feet of floor area; plus Eight (8) stacking spaces for the first drive-in window; plus Two (2) stacking spaces for each additional window.	None
(3) Financial institutions without drive-in windows.	One (1) space per 350 square feet of floor area.	None
(4) Freestanding ATM	Four (4) spaces per machine	None

<a href="#">(4.1) Payday loan establishment</a>	<a href="#">One (1) space per 350 square feet of floor area</a>	<a href="#">None</a>
<a href="#">(4.2) Tattoo parlor</a>	<a href="#">One (1) space per 200 square feet of gross floor area, or two (2) spaces per client chair, whichever is greater</a>	<a href="#">None</a>
(5) Medical or dental clinic/office	Two (2) spaces per examination or treatment room; plus One (1) space per 350 square feet of administrative office space.	None
(6) Offices – business or professional	One (1) space per 350 square feet of floor area but in no case less than three (3) spaces.	One (1) space per building or per building grouping capable of being served by a single space.
(7) Personal Service Establishments (Barber/beauty shops, apparel services, <del>tattoo shops</del> , etc.)	One (1) space per 200 square feet of gross floor area, or two (2) spaces per client chair, whichever is greater	None
(8) Motel, hotel, motor lodge	One (1) space per sleeping room or suite for first 100 units; plus <ul style="list-style-type: none"> <li>• 0.9 spaces per sleeping room or suite for units 101 through 200</li> <li>• 0.8 spaces per sleeping room or suite for units 201 through 300</li> <li>• 0.7 spaces per sleeping room or suite for units in excess of 300; plus</li> </ul> One space for each 250 square feet of floor area used for meeting rooms and for the preparation, serving or consumption of food or beverage, but not including storage and refrigeration areas.	One (1) space; plus One (1) additional space for on-site restaurant
(9) Timeshare resort	1.3 spaces per unit.	None
(10) Restaurant: Sit Down and Brew Pub	One (1) space per 100 square feet of total gross floor area; NOTE: <i>Outdoor dining area shall be included in the calculations.</i>	One (1) space
(11) Restaurant: Fast Food or Drive-In	One and one-half (1 1/2) spaces per 100 square feet of gross floor area inclusive of outside dining area; plus Eleven (11) stacking spaces for the first drive-in window; plus Three (3) stacking spaces for each additional drive-in window.	One (1) space
(12) Restaurant: Drive-Through Only	Five (5) spaces; plus Eighteen (18) stacking spaces for the first drive-in window; plus Three (3) stacking spaces for each additional drive-in window.	One (1) space
(13) Nightclubs, bars, taverns, dance halls	One (1) space for every 60 square feet of floor area, excluding kitchen areas	One (1) space
(14) Commercial reception hall or conference center	One (1) space for every four (4) seats or sixty (60) square feet of assembly area	One (1) space
(15) All other Category 11 uses	One (1) space per 350 square feet of gross floor area	One (1) space, unless waived by the zoning administrator in consideration of the specific nature of the use.

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